

Restating Of By-Laws and CC&R's

As previously reported we are currently working on restating our By-Laws and CC&R's. You will be receiving a packet later in the year to vote on. Please be sure to return your form quickly so we don't have to incur more expenses if the process gets delayed by late responses.

We have some architectural plans in the office which have been scanned. If you are planning a remodel and need your floor plan, contact the office.

Please Be Careful Where You Park

When you are parking vehicles please be sure not to interfere with driver visibility when exiting or entering your street or driveway. Vehicles (especially trucks) parked too close to the end/entrance of the street/driveway limit other driver's view as they exit/enter the block and may result in needless accident or injury.

Remember The Clubhouse For Your Parties

There are a lot of dates open this fall and winter! If you have an event coming up, and you don't want to deal with having it at your house, think about renting the Los Paseos Clubhouse. If you use the clubhouse during the weekdays the member price for two hours is only \$125 and all day for \$175. Friday, Saturday's and Sunday's are \$275.

If you go to our website at www.lphoa.org and click on Clubhouse Rental you can download the form. Just fill it out and turn it in to the clubhouse with a non-refundable \$25 deposit to hold the date.

To check a date call the clubhouse at 408-224-9880 or e-mail the date to lphoa@sbcglobal.net.



Volume 46
Third Quarter 2014

¿Qué Paso?

Pool Resurfacing and Diving Board Replacement

The pool and diving board have both reached the end of their useful lives. We have been limping by without resurfacing our pool for many, many years by patching and smoothing. Unfortunately, that is no longer going to work. We are in the process of receiving bids for these items and the Board has been discussing how we can afford to do it. Our reserve account is not fully funded and this is such a high priced repair we are looking into either obtaining a loan or doing a special assessment.

If you are interested in this topic please join us during our next Board Meeting.

Board Elections Coming Up

The Los Paseos Board of Directors Elections are coming up and we would like to encourage people to run. If you would like to throw your name in the hat please turn in your bio to the office by September 19th.

The Board of Directors consists of five Board Members and one appointed Associate Member Representative. The Board is responsible for the ongoing financial health and upkeep of the homeowners Association facility. The Board is elected into office by the homeowners each year by a ballot process.

Ballots will be mailed to every homeowner by September 26th and will include bios of each nominee. Each home is allowed one vote. Ballots must be mailed back or dropped off at the office by November 11th at 5 pm as the counting will take place and the results announced during the Annual meeting held that evening. Any ballot received after November 11th will not be counted.

Board positions are all volunteer. Once the Board members are elected into office they decide amongst themselves what positions they will hold. This process is clearly stated in the Los Paseos Association By-Laws. The positions held by Board members include: President, Vice President, Treasurer, Secretary and Member-at-Large. The Board is authorized to appoint one Associate Member Representative. It is important that everyone return their ballots.

Inside this issue:

Remodeling and Landscaping Values	2
Brown Is The New Green	3
Mistletoe	3
Diving Board Update	4

Calendar

- **Sept. 9, Oct. 14, Nov. 11 - Board Meeting** - 7PM at the clubhouse. See website for future scheduled meetings
- **September 13—Movie Night**
- **September 28—Last Day Pool Open**



7047 Via Ramada
San Jose, CA 95139

Phone/Fax: 408-224-9880
E-mail: lphoa@sbcglobal.net

We're on the Web
www.lphoa.org

Que Paso? Advertising Rates

Biz Card size: \$10.00
1/4 Page: \$25.00
Full Page: \$75.00 (must furnish flyers)

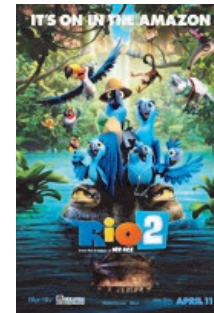
MOVIE NIGHT

When: September 13, 2014
7:00 pm for Dessert
Movie starts at 8:15 pm

Where: On Clubhouse Lawn

Admission: Free for Members, \$1 donation for Guests. Snacks will be available for purchase.

What to Bring: Chairs or Blankets



Release date: April 11, 2014
Rating: G
Genre: [Animation](#), [Adventure](#), [Comedy](#), [Family](#)
Director: [Carlos Saldanha](#)
Running time: 101 mins
Starring: Anne Hathaway, Jesse Eisenberg, Jermaine Clement, Kristin

ASSOCIATE MEMBER BOUNDARIES

- ⇒ SOUTH OF BERNAL
- ⇒ WEST OF HWY 101
- ⇒ EAST OF THE GOLF COURSE & TULARE HILLS

2014 LPA Board of Directors

Alessandro Fasan, President
Shari Bleeg, Vice President
Melinda Doult, Secretary
Gizelle Lamb, Treasurer
Guy Berry, Member at Large

Los Paseos Remodeling and Landscaping Values

Once your completed Home Project form, drawings and sample materials (if required) are returned to the Association office, the Architectural Committee will review your paperwork and provide you an answer at their next regular monthly meeting. If you need more immediate approval, please state so with a cover letter and the committee will make an attempt to give you an answer within the week.

- What needs approval:** Only those changes which can be seen from the street or a neighbors' property.
- Who needs to sign:** The Home Project form must be signed by an owner of the property. Tenants are not permitted to submit Home Project forms.
- When to submit:** In many cases, the city will require HOA approval before you receive your permit, so it is always a good idea to bring the project to the HOA before contacting the city or an architect.
- Permits:** No work shall be done without the appropriate permit from the City of San Jose, when applicable.
- Plans and Drawings:** When you turn in your Home Project form, any plans or drawings you can provide will be very helpful and aid the committee in providing you a timely approval.
- House Paint or Stains:** Colors should be muted earth tones. Several pre-approved Kelly Moore colors are available in the office for your review. If you are requesting a color that has not been pre-approved, please submit paint swatches with your form. If your house is a color that is not currently approved, you must use an approved color the next time you paint.
- Front Yard Landscaping:** Submit a drawing of what changes you will be making, showing materials, colors, etc. City of San Jose regulations limit paved areas, including walkways and driveways to less than 50% of the front yard. So, be sure to measure. City regulations require a weed block fabric under any decorative rock or bark. If colored concrete or stones will be used on the driveway, walkway, retaining wall, etc, please provide a brochure showing the color or provide a sample. Landscaping should not encroach on the sidewalks or on to your neighbor's property.
- Fences & Gates:** The preferred material is wood or wood substitute. Plastic is not allowed. Fence height should be no less than the existing fence with a maximum of 8 feet. Fences require city permits. Under no circumstances, should your backyard be visible from the street through the fence, thus wrought iron and chain link gates/fences are inappropriate. If you intend to paint or stain the fence or gates, you must use approved house colors
- Replacement Roofs:** If you are replacing your roof, please remember that the roof material must have no less than a Thirty (30) year life. Always provide a sample of the material with your request.
- Backyard Construction:** No structure (*storage building, etc*) may be built which will be visible from any other Association member's lot without HOA approval and a City permit, when applicable. No temporary structure (*garage canopies, etc*) should be installed in the front or rear yard
- Exterior Remodeling, add-ons or additions:** If remodeling includes a change to the front façade of the house, elevation or size of home, please submit plans to the Association before submitting to the City of San Jose
- Second Story Additions:** To stay in compliance with original plans for the community, second story windows may not overlook the backyard of neighboring properties
- Solar Systems:** Please submit a plan, and brochure showing the style and color of the panels
- Backyard Construction:** No temporary structure (*garage canopies, etc*) should be installed in the front, side, or rear yard



BROWN
IS THE NEW GREEN

WATER LESS. YOUR LAWN WILL LIVE.

There are no violations for dead lawns or landscaping right now because of the drought. We do ask that you keep your yard neat and maintained however. For more drought and conservation information and tips go to www.valleywater.com or save20gallons.org.

Good for Kissing . . . Bad for Trees

By Lisa Barney

One of the reasons our neighborhood is so great is that we have fairly large street trees. Have you noticed that quite a few of our trees (particularly on Avenida Grande) have mistletoe in them? Mistletoe is fun during the holidays, but because it's a parasite, it's not so fun for our trees. Mistletoe roots grow into a tree's vascular system absorbing both water and mineral nutrients which compromise the strength and vitality of the limbs and entire tree. In winter months, when deciduous trees have dropped their leaves, it's easy to spot the green clumps of mistletoe. It's advisable to prune mistletoe out of neighborhood trees. Unfortunately, complete eradication of mistletoe is difficult because it re-sprouts from where it's pruned back.

Want to know how Silicon Valley is doing? Go to the following site and check out the Silicon Valley Index Report from Joint Venture!

<http://www.jointventure.org/images/stories/pdf/index2014.pdf>

Nextdoor.com

Nextdoor is a free private social network for your neighborhood which makes it easy to communicate with your neighbors about the issues that matter most in your community. With Nextdoor, you can:

- ◆ Get to know your neighbors
- ◆ Report suspicious activities and help prevent neighborhood crime
- ◆ Share recommendation about local services and businesses

To join go to Nextdoor.com and search with your address. Our group is called "Nextdoor Los Paseos".

Please remember to keep bushes and landscaping back from your sidewalk so two people can pass. There are a lot of overgrown bushes that impede the sidewalk. Be conscious of people walking in your neighborhood and trim them back.

